

# PLACER COUNTY PLANNING DEPARTMENT - FEE SCHEDULE

**Effective - July 1, 2006 to June 30, 2007**

Type of Application				Application Fee	PCTPA Fee	FALUC Fee
Additional Building Site				\$585		
Admin. Approval of Antenna (Section 17.56.060F)				\$530		
Admin. Approval (Section 17.60.105)				\$115		
Admin. Review Permit				\$530		
SFD/Small Collection/Recycling Facility/Private Kennel/Cattery				\$55		
Ag. Preserve (New)				\$840		
Ag. Preserve (Split)				\$1040		
Amend. Map/Certificate of Correction						
Subdivision				\$1,230		
Parcel Map				\$660		
Appeals				\$465		
Avalanche Appeals				\$380		
Certificate of Compliance				\$660		
Conditional Use Permit (See "Definitions")						
Major A <sup>2</sup>	1/3 fee = \$1,101	2/3 fee = \$2,202	40% = \$1322 EOT	\$3,305 minimum fee/deposit	\$35	\$100
Major B <sup>2</sup>	1/3 fee = \$870	2/3 fee = \$1,740	40% = \$1044 EOT	\$2,610 minimum fee/deposit	\$35	\$100
Major C <sup>2</sup>	1/3 fee = \$513	2/3 fee = \$1026	40%= \$616 EOT	\$1,540 minimum fee/deposit	\$35	\$100
Design Review (See "Design Review Application Fees")						
Type A <sup>2</sup>	1/3 fee = \$1,172	2/3 fee = \$2,344	40% = \$1406 EOT	\$3,515 minimum fee/deposit		
Type B	1/3 fee = \$888	2/3 fee = \$1,775	40% = \$1064 EOT	\$2,660		
Type C	1/3 fee = \$552	2/3 fee = \$1,105	40% = \$662 EOT	\$1,655		
Type D	1/3 fee = \$219	2/3 fee = \$438	40% = \$262 EOT	\$655		
Single Family Dwelling				\$ 55		
Commercial Remodel				\$175		
Conceptual Review				20% of current base fee		
Development Agreement <sup>2</sup>				\$3,145 minimum fee/deposit		
Environmental Questionnaire <sup>2</sup> ( <i>Fee required prior to Notice of Preparation submittal</i> )				\$1025 minimum fee/deposit	\$35	\$60
EQ Minor/Modification (See "Definitions")				\$420	\$35	\$60
Environmental Impact Report <sup>2</sup>				\$7,640 minimum fee/deposit		\$300
Addendum EIR <sup>2</sup>				\$4,135 minimum fee/deposit		\$300
Minor Addendum EIR (See "Definitions")				\$2,050		\$300
Reprocessed EIR <sup>2</sup>				\$5,195 minimum fee/deposit		\$300
Exemption Verification				\$25		
Extension of Time				40% of current <b>base</b> fee		
Fish and Game Fees: Negative Declaration				\$1,280		
EIR				\$880		
General Plan Amendment <sup>2</sup>				\$3,145 minimum fee/deposit	\$150	\$300
GPA Combined with Rezoning <sup>2</sup>				\$3,570 minimum fee/deposit	\$150	\$300
Minor Boundary Line Adjustment				\$765 per adjustment		
Minor Land Division		40% = \$238 EOT (don't include # of lots)		\$620 per resulting lot	\$35	\$100
Revised Tentative Map/Modification				\$195		
Minor Use Permit (See "Definitions")						
Type A	1/3 base fee = \$877	2/3 base fee = \$1,754	40% = \$1052 EOT	\$2,630	\$35	\$100
Type B	1/3 base fee = \$596	2/3 base fee = \$1,191	40% = \$714 EOT	\$1,785	\$35	\$100
Type C	N/A	2/3 base fee = \$378	40% = \$227 EOT	\$570	\$35	\$100
Notice of Preparation ( <i>ELAQ fee required prior to NOP submittal</i> )				\$725		\$60
Outdoor Event Permit - Temporary				\$380		
Park Fees* Single Family Dwelling				\$3,625		
(SEE DEFINITIONS) Multi-Family/Second Dwelling/Mobile Home				\$2,640		
Age-Restricted				\$2,385		
Subdivision				\$580 per lot		
Rafting Permit				\$7,065		
Reapplication within one year of permit expiration				1/3 of current base fee		
Rezoning/Zoning Text Amendment <sup>2</sup>				\$2,680 minimum fee/deposit	\$150	\$200
Sign Permit				\$90		
Specific Plan <sup>2</sup>				\$50,000 minimum fee/deposit	\$70	\$200

<sup>2</sup> Major Projects will be processed at cost. See definition two on Page 2.

Specific Plan Modification <sup>2</sup>			\$50,000 minimum fee/deposit	\$70	\$200
Subdivision Tentative Map					
Sewer (including resubdivision) <sup>2</sup>	40% = \$464 (EOT)		\$1,210 + \$100 per lot /deposit	\$150	\$300
Septic (including resubdivision) <sup>2</sup>	40% = \$464 (EOT)		\$1,210 + \$200 per lot/deposit	\$150	\$300
Modification <sup>2</sup>			\$1,230 minimum fee/deposit	\$150	\$300
Subpoena fee - deposit (See "Definitions")			\$175		
Tree Permit (Minor)			\$25		
Variance					
Setback, fencing	2/3 fee = \$492 (Modif)	40% = \$296 (EOT)	\$740		
Other	2/3 fee = \$607 (Modif)	40% = \$364 (EOT)	\$910	\$35	\$60
Voluntary Merger			\$110		

## DEFINITIONS

- **PCTPA and FALUC fees:** Review fee for projects within Airport Overflight Zones. These fees are processed as a separate check made payable to the appropriate entity. *The Placer County Transportation Planning Agency (PCTPA) handles the Auburn, Lincoln, and Blue Canyon Airports. The Foothill Airport Land Use Commission (FALUC) handles the Truckee Airport.*
- A **Major Project** is defined as a residential project of 50 or more units, or a commercial/industrial/recreational project of 10 acres or more or any project undergoing an EIR. A minimum fee is required equal to the base fee for the necessary entitlements. Additional costs determined by actual hours spent reviewing the project. Charges are initiated upon filing of the first environmental document and conclude upon recording of a final map or obtaining a building permit.
- A **Minor Addendum EIR** is an Addendum EIR done on a residential project of less than 50 units, or a commercial or industrial project on less than 10 acres.
- The **Subpoena fee** is a deposit pursuant to Cal. Gov. Code §68096.1, the actual amount may vary, depending on the length of time the County employee is required to prepare for and attend the proceeding.
- **Combined Applications** may be entitled to special fees (see "Combining Application Fees").
- A **Minor Modification** is a proposed modification determined by the Planning Director to not be a substantial change in the proposed project or conditions (e.g., a second residential unit (adding square footage), and possibly changing a condition on an approved project.
- **Parks Fee** may be reduced based on credit for previously paid fees - contact the Planning Department for specific information.

## CONDITIONAL USE PERMIT DEFINITIONS

### CUP TYPE "A" (\$3,305)

Airfields and landing strip	Chemical products	Correctional institution
Electric generating plant	Explosives manufacture/storage	Food products
Hotels and motel	Industrial subdivision	Lumber and wood products
Machinery manufacturing	Metal manufacturing industry	Metal products fabrication
Mining operation	Motor vehicles & transportation equipment	Oil and gas well
Outdoor commercial recreation	Paper products	Petroleum refining/related industry
Plastics and rubber products	Printing and publishing	Reclamation plan
Recycling/scrap/wrecking yard	School: College and university;	Shopping center (10+ acres)
Slaughterhouses and rendering	Elementary; Secondary; Specialized	Sport facility & outdoor public assembly
Truck stop	education	Waste disposal site
Weapons manufacturing		Vehicle and freight terminal

### CUP TYPE "B" (\$2,610)

Animal sales yard, feed lot, stockyard	Auto, mobile home, vehicle & parts sales	Bank and financial service
Broadcasting studio	Building materials store	Business support service
Cemetery, columbarium, mortuary	Chicken, turkey, or hog farm	Church
Combining -UP use	Community center	Fast-food restaurant
Fertilizer plant	Furniture, furnishings & equipment store	Grocery and liquor store
Library and museum	Mail order and vending	Medical services-hospital/extended care
Membership organization facility	Mobile home park	Multi-family residence (21+ units)
Office	Outdoor retail sales (see MUP Type A, C)	Park, playground, golf course
Planned development	Plant nursery in CPD zone district	Public safety facility
Public utility facility	Recreation and fitness center	Recreational vehicle park
Recycling facility	Repair/maintenance-consumer products	Restaurant and bar
Retail stores, general merchandise	Secondhand store	Senior housing project
Service station	(Adult) Sex oriented entrtnmnt. Business	Shopping center (up to 5 acres)
Shopping center (5-10 acres)	Ski facility and ski runs	Storage, mini-storage facility
Theater and meeting hall	Timeshare (Section 17.56.310)	Transit station and terminals

### CUP TYPE "C" (\$1,540)

Child daycare, family care home	Drive-in and drive-thru sales	Drive-in and drive-thru service
Heliport	Medical services - vet clinic and hospital	Medical services - clinic and laboratory
Multi-family residential (20 or less units)	Non-conforming sign (Sec. 17.54.200)	Personal services
Repair and maintenance - acc. to sales	Subdivision within -SP zone district	Temporary uses (Sec. 17.56.300)
Vehicle storage	Water extraction and storage	

# ***MINOR USE PERMIT DEFINITIONS***

## **MUP TYPE "A" (\$2,630)**

Auto, mobile home, vehicle & parts sales	Campground	Child daycare center
House of Worship	Clothing products	Concrete, gypsum, plaster products
Elec./electronic equipment, instruments	Fast food restaurant	Food products
Furniture and fixture manufacturing	Glass products	Harbor facility and marina
Hotel and motel	Lumber and wood products	Machinery manufacturing
Medical services - hospital/extended care	Metal products fabrication	Multi-family dwellings (21 or more)
Office	Outdoor commercial recreation	Outdoor retail sales (see MUP Type C)
Paper products	Park, playground, golf course	Paving materials
Plastic and rubber products	Printing and publishing	Retail store, general merchandise
	Service station	Shopping center (up to 5 acres)
School:	Shopping center (5-10 acres)	Stone and cut stone products
Elementary	Storage yard and sales lot	Storage, mini-storage facility
Secondary	Structural clay and pottery products	Textile and leather products
Specialized education & training	Transit station and terminals	Warehouse
Wholesale and distribution		

## **MUP TYPE "B" (\$1,785)**

Agriculture processing	Antennas, communication facility	Bank and financial service
Bed and breakfast lodging	Broadcasting studio	Business support service
Commercial kennel and animal boarding	Community center	Construction contractor
Drive-in and drive-thru sales	Drive-in and drive-thru services	Farm equipment and supply sales
Fuel and ice dealer	Furniture, furnishings, equipment store	Golf driving range
Laundry and dry cleaning plant	Library and museum	Medical services - clinic and laboratory
Medical services - vet clinic, hospital	Membership organization facility	Multi-family dwellings (20 or less units)
Personal services	Plant nursery – retail	Plant production plus (accessory sales)
Public safety facility	Public utility facility	Recreation and fitness center
Repair/maintenance - consumer products	Residential care home (7 or more)	Restaurant and bar
Rural recreation	Small-scale manufacturing	Temporary event
Vehicle storage		

## **MUP TYPE "C" (\$570)**

Accessory bldg and uses (Sec. 17.56.020)	Animal raising and keeping uses	Caretaker and employee housing
Commercial vehicle storage - 1 vehicle	Equestrian facility	Farm labor housing
Hardship mobile home (Sec. 17.56.290)	Home occup. - fire arms (17.56.120B1)	Hunting and fishing cabin
Off-premise comm'l/ind. sign (17.54.190)	Outdoor retail sales when occupying an area no more than 10% of the floor area of a commercial bldg on the same site	Office - temporary (Sec. 17.56.300)
Outdoor eating (Sec. 17.56.190)	Roadside stand for agric. products	Outdoor retail sales (Sec. 17.56.160)
Plant production (over 5 acres)	Storage of petroleum products (onsite use)	Reconstruct non-conforming use (fire,etc)
Repair & maintenance accessory to sales	Temporary off-site subdivision sign (Sec. 17.54.170)	Repair & maintenance - vehicle
Residential accessory uses		Storage, accessory - resid. (Sec. 17.56.250)
Temporary dwelling (Sec. 17.56.280)		

The following uses may be processed as a **Minor Environmental Questionnaire**:

- Outdoor sales - dining (existing restaurant)
- Commercial or industrial establishment (existing developed area - Master Plan already approved)
- Modif. of previously approved entitlement (e.g. tentative map, CUP)
- Down-zone to Open Space
- Conversion to timeshare (existing building)
- Grading permit when not categorically exempt from CEQA
- EIAQ resubmittal (where previous application was withdrawn within previous one year)
- Parcel maps when not categorically exempt from CEQA
- Variance to number of signs permitted
- Variance to sign size and height

## **DESIGN REVIEW APPLICATION FEES**

**The following definitions apply to Design Review projects:**

**Type A:** Commercial building - 35,000 s.f.+  
**\$3,515** Industrial building, multi-family residential,  
institutional uses - 100,000 s.f.

**Type B:** Commercial building - 10,000 to 34,999 s.f.  
**\$2,660** Industrial building, multi-family residential,  
institutional uses - 20,000 to 99,999 s.f.

**Type C:** Commercial building - 2,500 to 9,999 s.f.  
**\$1,655** Industrial building, multi-family residential,  
institutional uses - 5,000 to 19,999 s.f.  
Commercial and industrial uses without buildings  
which occupy 40,000 s.f.+

**Type D:** Commercial building - 0 to 2,499 s.f.  
**\$655** Industrial building, multi-family residential,  
institutional uses - 0 to 4,999 s.f.

**Single-Family Residence:**  
**\$55.00**

**Commercial Remodel:** Total work costs of less than 50% of the  
**\$175** value of the existing structures.

### **MODIFICATIONS:**

**Minor Modification = 1/3 of current base fee**

A Minor Modification is a proposed modification determined by the Planning Director to not be a substantial change in the proposed project or conditions.

**Major Modification = 2/3 of current base fee**

## **COMBINING APPLICATION FEES**

### **TYPE OF APPLICATION:**

<b>(ARP)</b> Administrative Review Permit	<b>(REA)</b> Rezoning	<b>(SUB)</b> Major subdivision
<b>(GPA)</b> General Plan Amendment	<b>(REC)</b> Reclamation Plan	<b>(UP)</b> Use Permits
<b>(MLD)</b> Minor Land Division	<b>(RPA)</b> Rafting Permit	<b>(VAA)</b> Variance

### **Typical Combinations**

GPA, REA  
SUB, GPA, REA  
SUB, GPA, REA, CUP and/or VAA  
SUB, REA  
SUB, REA, CUP and/or VAA  
SUB, CUP (usually a Planned Development)  
SUB, VAA  
MLD, REA  
REA, UP  
UP, VAA  
UP (new) and modification of Master CUP  
CUP, RPA  
MLD - Any two processes  
ARP, VAA

### **Application Fee**

GPA/REA combined fee  
SUB & GPA/REA combined fee  
SUB & GPA/REA combined fee  
SUB & REA fee  
SUB & REA, **or** SUB & CUP, whichever is greater  
SUB & CUP  
SUB  
MLD & REA  
REA **or** UP, whichever is greater  
UP **or** VAA, whichever is greater  
One fee, whichever is greater  
RPA  
One fee, whichever is greater  
VAA **or** ARP, whichever is greater

**Note:** Where multiple applications for the same type of permit are requested on two or more adjoining parcels, or where the same use is proposed on multiple parcels which are not in close proximity (e.g. setback variance applications on three adjacent parcels where the circumstances are identical or cellular antennae installations at several different locations throughout the County), the Planning Director is provided by this section with the authority to determine an appropriate combination of application filing fees rather than a separate filing fee for each application.